

City of Mississauga

Memorandum:

City Department and Agency Comments

Date Finalized: 2021-07-08	File(s): A266.21 Ward: 1
To: Committee of Adjustment	
From: Committee of Adjustment Coordinator	Meeting date:2021-07-15 1:00 PM

Consolidated Recommendation

The City recommends that the application be deferred to permit the Applicant the opportunity to revise their drawings.

Application Details

The applicants request the Committee to approve a minor variance to allow the reconstruction of a rear extension proposing:

1. A height of 9.84m (approx. 32.28ft) whereas By-law 0225-2007, as amended, permits a maximum height of 9.50m (approx. 31.17ft) in this instance; and
2. A height measured to the eaves of 7.35m (approx. 24.11ft) whereas By-law 0225-2007, as amended, permits a maximum height measured to the eaves of 6.40m (approx. 21.00ft) in this instance.

Background

Property Address: 1234 Old River Road

Mississauga Official Plan

Character Area: Mineola Neighbourhood
Designation: Residential Low Density II

Zoning By-law 0225-2007

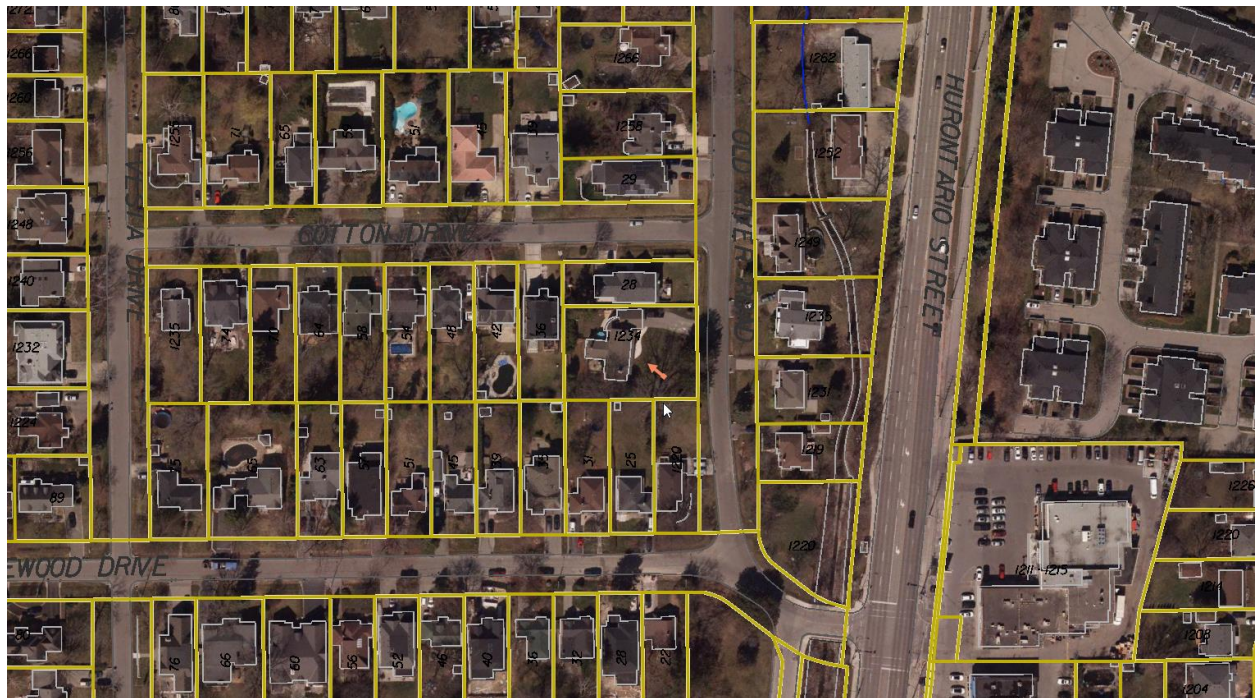
Zoning: R3-1 - Residential

Other Applications: BPC 89 86, BP 9ALT 215365

Site and Area Context

The subject property is located within the Mineola Neighbourhood Character Area, southwest of Mineola Road West and Hurontario Street. The immediate neighbourhood is an eclectic mix of new and old, one and two storey-detached dwellings with mature vegetation in both of the front and rear yards. The subject property contains an existing two storey dwelling with mature vegetation and landscape elements in both of the front and rear yards.

The applicant is proposing the reconstruction of a rear addition requiring variances related height.



Comments

Planning

Section 45 of the *Planning Act* provides the Committee of Adjustment with the authority to grant relief from the requirements of a municipal zoning by-law. Approval of applications must meet the requirements set out under 45(1) and/or 45(2) (a) or (b) in the *Planning Act*.

Staff comments concerning the application are as follows:

The subject property is designated Residential Low Density II in Schedule 10 of the Mississauga Official Plan, which permits detached, semi-detached, duplex, triplex and other forms of low rise dwellings with individual frontages. The heights and measurements provided in the applicant's application are incorrect and it is unclear of how they were determined. As such, staff recommend that the application be deferred to allow the applicant the opportunity to update their application.

Conclusion

The Planning and Building Department recommends that the application be deferred.

Comments Prepared by: Connor DiPietro, Committee of Adjustment Planner

Appendices

Appendix 1 – Transportation and Works Comments

We are noting that any Transportation and Works Department concerns/requirements for the proposed rear addition will be addressed under Building Permit Application BP 9ALT-21/5365.

Comments Prepared by: Tony Iacobucci, Development Engineering Technologist

Appendix 2 – Zoning Comments

The Building Department is currently processing a building permit under file 21-5365. Based on review of the information currently available in this permit application, the variances, as requested are correct.

Please note that comments reflect those provided through the above permit application and should there be any changes contained within this Committee of Adjustment application that have not been identified and submitted through the application file noted above, these comments may no longer be valid. Any changes and/or updates to information and/or drawings must be submitted, as per standard resubmission procedures, separately through the application process in order to receive updated comments.

Comments Prepared by: Richard Thompson, Zoning Examiner

Appendix 5 – Region of Peel Comments

Minor Variance Application: A-266/21

Development Planning: Diana Guida (905) 791-7800 x8243

Please be advised that a portion of the subject property is located within the limits of the regulated area of the Credit Valley Conservation (CVC).

The Region relies on the environmental expertise of the CVC for the review of development applications located within or adjacent to this regulated area in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that the Committee and city staff consider comments from the CVC and incorporate their conditions of approval appropriately.

Comments Prepared by: Diana Guida, Junior Planner

Appendix 6- Conservation Authority Comments

CVC staff note that we have reviewed the proposed works and provided clearance (SP 21/Tombs) for the proposed addition. As such, CVC staff have **no concerns** and **no objection** to the requested variance by the Committee at this time.

Should you have any questions, please feel free to contact me.

Comments Prepared by: Elizabeth Paudel, Junior Planner